

**MINUTES OF MEETING**  
**AVALON GROVES**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, October 22, 2020 at 11:30 a.m., via Zoom Conference Call.

**FIRST ORDER OF BUSINESS – Roll Call**

Ms. Thibault called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Jim Harvey ( <i>joined in progress</i> )	Board Supervisor, Chairman
Greg Meath	Board Supervisor, Vice Chairman
Brad Walker	Board Supervisor, Assistant Secretary
Jon Seifel	Board Supervisor, Assistant Secretary
Candice Smith	Board Supervisor, Assistant Secretary

Also present were:

Patricia Thibault	District Manager, DPFM Management & Consulting
Jere Earlywine	District Counsel, Hopping Green & Sams
Keegan Mathur	Evergreen Lifestyles Management

*The following is a summary of the discussions and actions taken at the October 22, 2020 Avalon Groves CDD Board of Supervisors meeting.*

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Administrative Matters**

- A. Exhibit 1: Steadfast Environmental – Waterway Inspection
- B. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 27, 2020

On a MOTION by Mr. Meath, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on August 27, 2020 for the Avalon Groves Community Development District.

- C. Exhibit 3: Consideration for Acceptance – The September 2020 Unaudited Financial Report

On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board accepted the September 2020 Unaudited Financial Report for the Avalon Groves Community Development District.

- D. Exhibit 4: Presentation of the October Field Operations Report

**FOURTH ORDER OF BUSINESS – Business Items**

- A. Exhibit 5: Presentation of Heidt Design Engineer Resignation Letter

Ms. Thibault indicated that a withdrawal of the letter had been received from Heidt Design.

36 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board accepted  
37 the Heidt Design Engineer Withdrawal Letter and Cancellation of RFQ, for the Avalon Groves Community  
38 Development District.

39 B. Exhibit 6: Presentation & Consideration of RFQ for Engineering Services

40 Ms. Thibault indicated that this Exhibit was no longer applicable as RFQ had been cancelled.

41 C. Exhibit 7: Consideration of Yellowstone Phase 3 – Roadway Extension Proposal - \$52,980.00/  
42 Annually

43 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved  
44 the Yellowstone Phase 3 – Roadway Extension Proposal, in the amount of \$52,980.00, for the Avalon  
45 Groves Community Development District.

46 D. Exhibit 8: Consideration & Adoption of **Resolution 2021-01**, Declaring Intent to Accept  
47 Stormwater System

48 Mr. Earlywine indicated that this item would help facilitate the permitting process.

49 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted  
50 **Resolution 2021-01**, Declaring Intent to Accept Stormwater System and authorizing for the Chair to sign,  
51 for the Avalon Groves Community Development District.

52 **FIFTH ORDER OF BUSINESS – Consent Agenda**

53 A. Exhibit 9: Ratification of Site Masters County Roadway Punchlist Proposal

54 On a MOTION by Mr. Harvey, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved  
55 the ratification of the Site Masters County Roadway Punchlist Proposal, in the amount of \$7,160.00, for the  
56 Avalon Groves Community Development District.

57 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business**

58 A resident asked whether all residents would be impacted by the DR Horton and Pulte bonds, and  
59 Mr. Earlywine clarified that only the residents in the respective phases would have their  
60 assessments affected.

61 A resident asked when elections would take place for Board members, and Ms. Thibault stated that  
62 the landowners' election would take place on November 3, and Mr. Earlywine gave a summary of  
63 how Community Development Districts transition to resident Boards.

64 A resident questioned whether the streetlight lease in the budget was the most cost-effective option,  
65 and Ms. Thibault indicated that a streetlight analysis had been performed prior to that decision.

66 **SEVENTH ORDER OF BUSINESS – Staff Reports**

67 A. District Manager

68 Ms. Thibault stated that the Governor's office had indicated for local government entities to prepare  
69 for live meetings to resume in November. Ms. Thibault noted that while the District's regular  
70 meeting for November had been cancelled, a landowners' election was scheduled for November 3.

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75 B. District Counsel

76 Mr. Earlywine indicated that election documents would be sent to the Chair to be signed, and that  
77 the District Manager should be able to conduct the election without the need for Supervisors to  
78 attend. Mr. Earlywine additionally advised that DR Horton and Pulte had both expressed interest  
79 in issuing bonds in the near term, and that he was in talks with Heidt for getting an engineer's  
80 report. Mr. Earlywine indicated the need for appraisals.

81 Ms. Smith made a motion to initiate the appraisal process for bond issuance, and Mr. Harvey  
82 seconded the motion.

83 During discussion of the motion, Mr. Harvey asked whether the costs for the appraisal process  
84 would be paid for out of bond proceeds, and Mr. Earlywine stated that he expected this to be the  
85 case.

86 On a MOTION by Ms. Smith, SECONDED by Mr. Harvey, WITH ALL IN FAVOR, the Board approved  
87 the appraisal process for bond issuance, provided that the appraisal is paid for out of bond proceeds, for the  
88 Avalon Groves Community Development District.

89 C. Amenity Manager

90 Mr. Mathur stated that new palm trees had been installed in front of the clubhouse, with annuals to  
91 be installed as well. Mr. Mathur added that he was working to acquire bids for pressure washing.

92 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

93 There being none, the next item followed.

94 **NINTH ORDER OF BUSINESS – Adjournment**

95 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to  
96 adjourn the meeting. There being none, Mr. Harvey made a motion to adjourn the meeting.

97 On a MOTION by Mr. Harvey, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board adjourned  
98 the meeting for the Avalon Groves Community Development District.

99 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
100 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
101 *including the testimony and evidence upon which such appeal is to be based.*


102 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
103 meeting held on January 28, 2021.

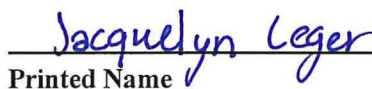
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106

  
Signature

  
Signature

  
Printed Name

  
Printed Name

107 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman